

Facility Services

Thomas Miller, Director

MISSION STATEMENT

To plan, design and coordinate the construction of safe, enduring, and accessible civic facilities, which support the needs of Placer County departments and the delivery of services to the public.

Appropriation	Budget 2003-04	Position Allocations	Recommended 2004-05	Position Allocations
Capital Improvements	\$ 46,161,735	16	\$ 66,265,276	16
Capital Projects Securitization	26,187,402	0	43,150,251	0
Total:	\$ 72,349,137	16	\$ 109,415,527	16

CORE FUNCTIONS

Capital Improvements

Plans, designs and constructs facilities in accordance with the Capital Facilities Financing Plan endorsed by the Board of Supervisors. Project costs range from small projects of less than \$500,000 to large multi-million dollar projects.

Capital Projects Securitization

This is a temporary fund and appropriation established to comply with the fiduciary responsibility of the securitization of the Master Settlement Agreement revenue stream, or tobacco settlement funds. Use of this funding is restricted to capital improvement projects identified with the issuance of the bond.

FY 2003-04 Major Accomplishments

- Designed the 97,668-square-foot Auburn Justice Center to be located at Richardson Drive and B Avenue. This facility is intended to accommodate the Sheriff/Coroner's headquarters including administration, technology, training, patrol, investigations, evidence and dispatch; the Probation Department's headquarters and Auburn area operations; and the District Attorney's Auburn area operations through the year 2022.
- Designed the 97,400-square-foot Land Development Building to be located at Bell Road and Richardson Drive. This facility is intended to accommodate the Air Pollution Control District, the Building Department, Environmental Health, the Planning Department and the Department of Public Works (DPW) through the year 2016.
- Completed the design of 18,000-square-feet of tenant improvements for the Fulweiler Administration Annex. These improvements are intended to accommodate the Personnel Department, Risk Management, Economic Development and the Local Agency Formation Commission (LAFCO).
- Completed the site master planning of the South Placer Justice Center. Prepared design documents for the construction of an eight-courtroom courthouse onsite, and submitted all information and studies to the City of Roseville that are required for the entitlement process and project approval.
- Completed construction documents for the site phase of the project to relocate DPW to the Eastern Regional Landfill site at Cabin Creek. The design included the infrastructure improvements and site work required to accommodate fleet and road maintenance operations for the Tahoe area.
- Submitted a grant application to the California State Library for the proposed new 21,200-square-foot Rocklin Library, to be located in downtown Rocklin at Pacific Street and Oak Street.

Capital Facility Projects

Facility Services

Thomas Miller, Director

FY 2004-05 Planned Accomplishments

- Begin construction of the South Placer Justice Center's Courthouse Project including infrastructure and site work.
- Begin construction and site work for a number of significant projects, including the Land Development Building, the Auburn Justice Center, and DPW facilities at Cabin Creek.
- Begin the renovation of the Fulweiler Administration Annex.
- Begin the architectural programming of the South Placer Justice Center facilities, including the District Attorney and Probation Department office space, the Sheriff substation and the South Placer Adult Detention Facility.
- Continue master planning for the Burton Creek Justice Center to include a Sheriff substation, Type II Adult Detention Facility, and trial court space and offices for the District Attorney and Probation.
- Begin the architectural programming and design of a new animal services facility, with progress contingent upon identification of an appropriate site and an approved financing plan that may include funding from other jurisdictions.
- Begin the architectural programming and design for a new Children's Shelter to be located at the southwest corner of the DeWitt site. Infrastructure and site improvements are planned for the 2004 construction season.
- Begin the demolition of buildings in accordance with the DeWitt Environmental Document.

Department Comments

The Capital Improvements Division of Facility Services is responsible for the design and construction of all Placer County facilities. The staff of 16 is comprised of highly qualified professional architects and project managers, as well as a very competent technical staff.

Capital Improvement staff is currently challenged with the most ambitious project design and construction plan in the County's history. As outlined in the Capital Facilities Financing Plan, the division is tasked with the delivery of upwards of \$300 million in capital facilities projects over the next 10 years.

This work will take place during an increasingly challenging budget environment. To accomplish identified projects, it is critical to maintain a high level of support for design and construction management technology; staff training to keep abreast of new developments in a rapidly changing discipline; and funding for professional services of consultant architects, engineers, construction inspectors and managers to complement and augment the division's staff. This support will allow existing staff to continue to provide in-house professional services for small to medium size projects while maximizing our skills, experience and resources through the management of professional consultants for the largest projects.

County Executive Comments And Recommendations

The recommended *Capital Improvement Fund (Fund 140)* project budget is \$63,917,752, of which \$40,547,157 is rebudgeted from FY 2003-04 and \$23,370,595 will be funded from earmarked but previously unbudgeted project funding. New funding is primarily comprised of facility impact fees (\$9,470,433), General Fund reserves (\$9,364,344), Open Space funds (\$1,373,914), state and federal grants (\$2,350,000) and a \$300,000 contribution from DPW Road and Fleet Service Funds for relocation of existing Tahoe Public Works operations at Burton Creek to Cabin Creek. The recommended funding will contribute toward various projects, including \$25,975,661 for the South Placer Justice Center; \$6,120,125 for the Auburn Justice Center; \$6,343,636 for the new Land Development Building; \$3,555,183 for relocation of Tahoe Public Works to Cabin Creek; \$3,166,773 to proceed with Children's

Capital Facility Projects

Facility Services

Thomas Miller, Director

Shelter planning; \$3,150,000 for a Rocklin Branch Library; \$2,761,173 to complete the Auburn Administration Building renovation; \$795,044 for Auburn Animal Shelter planning; \$117,292 for Burton Creek Justice Center planning; numerous Americans with Disabilities Act (ADA) and security and safety improvements; and various miscellaneous capital improvement projects.

The General Fund's contribution to the Building Fund (Fund 140) for new facility construction and/or renovation is recommended at \$30,508,053, which includes \$21,143,709 from carryover funding previously set aside for major capital facility improvements. The remaining \$9,364,344 contributed to proceed with major project construction in FY 2004-05 will come from cancellation of General Fund reserves.

Other funds also contribute to the costs of various capital projects. New and rebudgeted funding includes: DeWitt Enterprise Fund (\$1,360,788); Public Works Automotive Fleet Fund and Road Fund contributions (\$300,000); Placer County Transit (\$332,500); Special Districts (\$50,000); Friends of the Library donations (\$120,000); revenue from state (\$2,498,578) and federal (\$1,950,000) grants; \$2,973,914 from the Open Space Fund; \$353,524 from other funds; and \$9,470,433 from capital facility impact fees.

In addition, \$881,502 will be contributed from the General Fund for capital improvement staff costs not associated with specific projects. Staff time and professional services expended on capital facility projects are financed through internal charges to project budgets (\$664,252).

Projects for a total of \$43,150,251 are recommended for FY 2004-05 in the *Capital Projects Securitization Fund (Fund 141)*. Recommended funding includes \$24,814,938 to proceed with the Auburn Justice Center project and \$18,335,313 for the new Land Development Building. Offsetting reimbursements totaling \$15,051,099 will come from earmarked but previously unbudgeted project funding, including \$3,909,501 from capital facility impact fees, \$1,877,960 from Building Fund reserves, \$900,000 from criminal justice grant funds, and the remaining \$8,363,638 from cancellation of General Fund reserves.

CAPITAL IMPROVEMENTS FUND 140 / APPROPRIATION 10780

	Actual 2002-03	Budget 2003-04	Requested 2004-05	Recommended 2004-05	Change %	Adopted 2004-05
Expenditures						
Salaries and Employee Benefits	\$ 1,118,873	\$ 1,518,382	\$ 1,540,673	\$ 1,540,673	1%	\$ -
Services and Supplies	4,945,525	343,537	295,302	295,302	-14%	-
Capital Assets	(3,441,969)	45,878,312	67,449,985	63,917,752	39%	-
Other Financing Uses	-	-	-	1,877,960	100%	-
Intra Fund Charges	1,166,929	170,016	179,343	179,343	5%	-
Gross Budget:	<u>3,789,358</u>	<u>47,910,247</u>	<u>69,465,303</u>	<u>67,811,030</u>	<u>42%</u>	<u>-</u>
Intra Fund Credits	(1,731,265)	(1,748,512)	(1,545,754)	(1,545,754)	-12%	-
Net Budget:	<u>\$ 2,058,093</u>	<u>\$ 46,161,735</u>	<u>\$ 67,919,549</u>	<u>\$ 66,265,276</u>	<u>44%</u>	<u>\$ -</u>
Revenue						
Revenue from Use of Money and Property	\$ 507,892	\$ 432,264	\$ 368,725	\$ 368,725	-15%	\$ -
Intergovernmental Revenue	892,684	10,050,593	10,298,578	4,448,578	-56%	-
Charges for Services	438	-	-	437,220	100%	-
Miscellaneous Revenue	88,250	120,000	158,932	158,932	32%	-
Other Financing Sources	2,126,559	23,563,118	47,376,064	49,243,712	109%	-
Total Revenue:	<u>3,615,823</u>	<u>34,165,975</u>	<u>58,202,299</u>	<u>54,657,167</u>	<u>60%</u>	<u>-</u>
Net County Cost:	<u>\$ (1,557,730)</u>	<u>\$ 11,995,760</u>	<u>\$ 9,717,250</u>	<u>\$ 11,608,109</u>	<u>-3%</u>	<u>\$ -</u>
Allocated Positions	16	16	16	16	0%	-

Capital Facility Projects

Facility Services

Thomas Miller, Director

CORE FUNCTION: CAPITAL IMPROVEMENTS

Planning Program

Program Purpose: To assist the County in identifying current and future facility needs by providing services, including needs assessments, master planning, project scoping and cost benefit analysis.

Total Expenditures: \$8,982,421

Total Staffing: 3.0

Design Program

Program Purpose: To provide space planning, design and cost estimating for new facilities, renovations and tenant improvements to accommodate Placer County departments, programs and public services in safe, efficient and accessible buildings.

Total Expenditures: \$20,958,983

Total Staffing: 7.0

Construction Program

Program Purpose: To ensure cost effective and timely delivery of enduring, aesthetic and quality civic buildings and facilities through effective consultant and construction management for the benefit of the citizens of Placer County.

Total Expenditures: \$36,529,759

Total Staffing: 5.0

Hazardous Materials Management Program

Program Purpose: To provide safe and cost effective identification and abatement of hazardous materials encountered in the context of demolition, renovation and new construction projects.

Total Expenditures: \$2,994,140

Total Staffing: 1.0

Facility Services

Thomas Miller, Director

CAPITAL PROJECTS SECURITIZATION FUND 141 / APPROPRIATION 10740

	Actual 2002-03	Budget 2003-04	Requested 2004-05	Recommended 2004-05	Change %	Adopted 2004-05
Expenditures						
Services and Supplies	\$ 4,897,781	\$ -	\$ -	\$ -	0%	\$ -
Capital Assets	-	29,937,402	43,150,251	43,150,251	44%	-
Gross Budget:	5,290,938	29,937,402	43,150,251	43,150,251	44%	-
Intra Fund Credits	-	(3,750,000)	-	-	-100%	-
Net Budget:	\$ 5,290,938	\$ 26,191,304	\$ 43,154,153	\$ 43,154,153	65%	\$ -
Revenue						
Miscellaneous Revenue	\$ 10,539	\$ -	\$ -	\$ -	0%	\$ -
Other Financing Sources	-	4,000,000	15,051,099	15,051,099	276%	-
Total Revenue:	10,539	4,000,000	15,051,099	15,051,099	276%	-
Net County Cost:	\$ 5,280,399	\$ 22,191,304	\$ 28,103,054	\$ 28,103,054	27%	\$ -
Allocated Positions	-	-	-	-	0%	-

CORE FUNCTION: CAPITAL PROJECTS SECURITIZATION

Capital Projects Program

Program Purpose: The purpose of this program is to provide funding for capital projects. In FY 2004-05, these projects include the Land Development Building and the Auburn Justice Center.

Total Expenditures: \$43,150,251

Total Staffing: 0